

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 21, 2019**

A meeting of the East Norriton Township Planning Commission was held at the East Norriton Township Building, 2501 Stanbridge Street in East Norriton, Pennsylvania on Wednesday, August 21, 2019. Attending were Planning Commission members John Kolb (Chairman), Jeff Moller (Vice Chairman), Ken Grimes (Secretary), Kandy Heckman, and Ed Cavanagh. Director of Planning & Code Enforcement/ Zoning Officer Tiffany M. Loomis was also in attendance. Keith Tornetta and John Barrett were absent.

1. Call Meeting to Order:

Meeting called to order at 7:00PM.

2. Pledge of Allegiance

3. Approve Planning Commission Meeting Minutes for July 24, 2019:

Chairman Kolb called for a motion to approve the meeting minutes of the Planning Commission's July 24, 2019 meeting. A motion was made by Ms. Kandy Heckman, seconded by Vice Chairman Jeff Moller, and the motion passed 5-0 in favor.

4. ZHB Application #2019-7 located at 3311 Swede Road located in BP Business Professional and AR Zoning District:

- **Applicant:** ADAGP is requesting a variance from Section 205-110 to permit a 69.50 square foot wall sign in the AR Residential Zoning District, a variance from Section 205-115A to permit a 48 square foot sign in BP Business Professional Zoning District, and an interpretation from section 205-115B for street line or variance in the alternative.

Ms. Amee S. Farrell Esq., Counsel on behalf of the Applicant, presented ZHB Application #2019-7 to the Planning Commission.

Chris Dinoulis explained the street line question of the title line in the roadway at the corner of township line leading into Swede Road. The question of whether the title line will be from the street line as outlined on the plan or taken from the curb line might be a determination of the zoning board or the zoning officer.

Chairman Kolb asked if the right of way issue had not been raised in all of the development of the site?

Chris Dinoulis said the legal right of way line is in the roadway. This request of relief is included in the proposal.

Chairman Kolb asked how the square foot measurements in signage is being determined?

Ms. Farrell stated the square footage is measured by the façade.

Internal and external illumination discussed. All new signs will be considered an upgrade from the existing 20-year-old signs.

Vice Chairman Moller inquired about the elevation of the sign above the road. Will it block any motorists view?

Ms. Farrell stated that the sign is well above and away from the corner to not pose a sight risk. Chairman Kolb asked if SALDO sight triangle had been used on this intersection.

Ms. Farrell state they can circle back and tweak if necessary.

- **RECOMMENDATION:** Chairman Kolb called for a motion to make a recommendation for approval to the Zoning Hearing Board. A motion was made by Mr. Cavanaugh, second by Vice Chairman Moller, to recommend approval to the Zoning Hearing Board to variance from Section 205-110 to permit a 69.50 square feet wall sign in the AR Residential Zoning District, a variance from Section 205-115A to permit a 48 square feet sign in BP Business Professional Zoning District, and an interpretation from section 205-115B for street line or variance in the alternative.
- Vote was 5-0 in favor

5. **New Business:**

Ms. Loomis presented a status update of on-going projects in East Norriton Township.

Mr. Grimes made a motion to record the next meeting due to the anticipated large crowd at the next planning commission meeting.

Ms. Heckman seconded that motion.

- Vote was 5-0 in favor

6. **Next Planning Commission Meetings Scheduled for Wednesday, September 18, 2019**

7. **Adjournment:**

7:32PM


Mr. John Kolb; Chairman


Mr. Ken Grimes; Secretary